

**2/13 Park Street, Caloundra, Qld 4551**

AMBER WERCHON

**Unit For Sale**

Friday, 1 March 2024

2/13 Park Street, Caloundra, Qld 4551

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 102 m2**

**Type: Unit**



Todd Forrest  
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## New To Market

Amber Werchon Property presents to the market 2/13 Park Street, Caloundra; well maintained, low set two-bedroom one bathroom villa perfectly positioned within walking distance to the city centre and local beaches. Villa 2 is ready to move in; with low body corporate fees and the feel of a stand-alone home, this is the perfect buy for a downsizer or investor. The front courtyard is leafy, sunlit and private, a lovely spot to enjoy a morning coffee. Upon entering the home the main living area (air-conditioned) is spacious and could easily accommodate a home office. From here the room flows to the dining area and kitchen which is large and functional. All windows are tinted with security screens. Both bedrooms have built-in wardrobes, fans, newly laid carpet and lead to the two-way bathroom which has been partially updated. The single lock-up garage (with remote controlled roller door) is connected internally. A compact internal laundry leads to the fully fenced back courtyard which has direct access to onsite visitor parking and Bowman Road. The central location of Villa 2/13 Park Street makes this property an exceptional buying opportunity with the Caloundra Events Centre, Caloundra Library, Caloundra Shopping Centre only streets away & 800m to Bulcock Beach and coastal pathways. SCRC Rates approx. \$2410 p.a. Body Corp Rates approx. \$2633 p.a.